

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R25147

32/33

Property Information

property address: 604 ETHEL

legal description: CULPEPPER MANOR #1, BLOCK 7, LOT 15 (PT OF)

owner name/address: MORGAN, WAYNE H
604 ETHEL BLVD
BRYAN, TX 77802-2305

full business name:

land use category: SF - Res

type of business:

current zoning: RD-7

occupancy status: occupied

lot area (square feet): 9190

frontage along Texas Avenue (feet): 119

lot depth (feet): 105

sq. footage of building: 1665

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

85 ft.

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): Brick

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1956 accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) Chain Link Fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces: 4

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: 2 Lane Drive

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: small trees

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
